


SITE PLAN

1:200

TOWN PLANNING SCHEME		
SITE CONSTRAINTS		
Street Address	- Umsimbithi Road	
Zoning	- Industrial Zone I	
Nett Area	- 11 800m <sup>2</sup>	
Allowable Area	F.A.R. (1.5)	Coverage (75%)
	17 700m <sup>2</sup>	8 850m <sup>2</sup>
F.A.R.		
Prop. Gatehouse	- 19m <sup>2</sup>	
Prop. Warehouse & Admin.	- 4 442m <sup>2</sup>	
Total F.A.R.	- 4 461m <sup>2</sup>	
COVERAGE		
Prop. Gatehouse	- 19m <sup>2</sup>	
Prop. Compressor Room	- 37m <sup>2</sup>	
Prop. Refuse Area	- 48m <sup>2</sup>	
Prop. Warehouse & Admin.	- 4 442m <sup>2</sup>	
Total Coverage	- 4 546m <sup>2</sup>	
BUILDING LINES		
Street building line	- 0m	
Side building line	- 0m	
Rear building line	- 0m	

PARKING REQUIREMENTS	
Allowable Parking	
1 bay/100m <sup>2</sup> G.L.A	- 4556m <sup>2</sup> = 46 bays
Provided Parking	
Therefore	- 23 Parking Bays Provided
PLEASE NOTE: Site Relaxation (IDZ - Zone 1A) allows for half of the parking to be provided	

SCHEDULE OF AREAS	
<b>FACTORY AREAS</b>	
Production	- 1 944m²
Warehouse (& Valve Chamber)	- 1 080m²
Packing Area (& Test Room)	- 864m²
Dock	- 36m²
Total	- 3 924m²
<b>ADMIN. AREAS</b>	
Offices	- 240m²
Total	- 240m²
<b>STAFF AREAS</b>	
Canteen	- 88m²
Change Rooms	- 91m²
Total	- 189m²
<b>SUPPLEMENTARY AREAS</b>	
Workshop	- 89m²
Compressor	- 37m²
Refuse Area	- 48m²
Gatehouse	- 19m²
Total	- 193m²
<b>HARDSTAND</b>	- 2 559m²
<b>GRASSED AREA</b>	- 4 744m²



**INTSIKA architects**

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**GENERAL NOTES**

The contractor is to keep a full set of drawings on site. Contractor is responsible for the correct setting out of the building on site with reference to boundaries and building lines. Contractor to verify all levels and dimensions on site and check same against architects and engineers drawings before commencing work. Figured dimensions to be used in preference to scaled dimensions. Large scale details to be used where available. Errors, discrepancies or omissions are to be reported to the architect immediately for clarification before work is undertaken.

These drawings are to be read in conjunction with structural engineers, civil engineers, mechanical engineer's or plumbing consultant's drawings were specified.

All work and material used to comply with SABS standards and NATIONAL BUILDING REGULATIONS SANS 10400 and amendments thereto as well as the by-laws of the relevant local authority.

All new construction HEALTH AND SAFETY Regulations to be strictly complied with.

RevID	ChID	Change Name	Date

**PROJECT TEAM**

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OE discipline leader	Date	Signed
Architect:		
Civil Engineer:		
Structural Engineer:		
Mechanical Engineer:		
Electrical Engineer:		

**PROJECT**

**MANUFACTURING FACILITY - IW4  
IN ZONE 1A  
EB - DRG - 11 - 20 - Z1A**

**LOCATION**

ERF NO: 60948 & 60950  
IDZ EAST LONDON  
ISSUED FOR

**TENDER**

**DRAWING**

**SITE PLAN**

PROJECT NO.	252
DRAWING NO.	GA 05-1.1
Scale:	See Drawing
Date:	2021/06/03
DRAFTING AND DESIGN TEAM	
Drawn by:	A.T.
Checked by:	R.G.

**APPROVAL DRAWING**

Name: J.J. Gouws	SACAP No: 21345
	SAIA No: 8545
Signed:	Date:
Practice: Intsika Architects	SAIA No: P13725
<b>GA 05-1.1</b>	<b>REV</b>

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